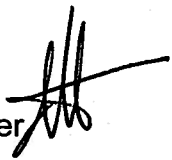


County of Loudoun
Department of Planning
MEMORANDUM

DATE: February 14, 2008

TO: Loudoun County Planning Commission

FROM: Marie Genovese, AICP, CPAM Project Manager
Val Thomas, ZOAM Project Manager 

SUBJECT: CPAM 2007-0003, Cluster Development in Transition Policy Area & ZOAM 2007-0005, Removal of Requirement to Cluster Residential Development in the TR-10 Zoning District

BACKGROUND

At the Board of Supervisors' January 15, 2008 Business Meeting, the Board voted 9-0 to send CPAM 2007-0003, Cluster Development in the Transition Policy Area and ZOAM 2007-0005, Removal of Requirement to Cluster Residential Development in the TR-10 Zoning District back to the Planning Commission (Commission) for further review and directed that staff resources be dedicated to the analysis of the amendments (Attachment 1). Board members further specified that the Comprehensive Plan Amendment (CPAM) and Zoning Ordinance Amendment (ZOAM) have a narrow focus looking at only the issue of removing the requirements for residential clusters within areas mapped TR-10 which comprises the Lower Sycolin and Middle Goose Subareas of the Transition Policy Area (Attachment 2, *Map of Transition Policy Area Subareas*).

The TR-10 (Transitional Residential – 10) Zoning District is one of the districts that implements the policies of the Revised General Plan which call for a visual and spatial transition between the suburban and rural areas of the County (Attachments 3 & 4). Its purpose is to protect drinking water resources and require minimum amounts of open space (at least 70%). As such, the TR-10 Zoning District also mandates that lots be clustered.

A property owner within the Lower Sycolin Subarea has indicated that they would like to develop their property with conventional 10-acre lots instead of clustering the lots as required by the Zoning Ordinance. They raised the issue of making development patterns more flexible in the TR-10 Zoning District during the Zoning Ordinance Annual Review during the term of the previous Board. The addition of the item to the Annual Review would have required subsequent advertising and staff review. Further, because the proposed change to the TR-10 Zoning District conflicts with the existing policies of the Comprehensive Plan, a CPAM was going to be necessary. At the time this issue

was brought to the attention of the previous Commission, the Board had already focused its priorities and directed staff resources on other components of the Zoning Ordinance and Plan. As such, the previous Commission made the decision to prepare the CPAM and ZOAM without staff resources or review and adopted an Intent to Amend the Revised General Plan and Zoning Ordinance on July 9, 2007 (Attachment 5). On October 15, 2007, the previous Commission held a Public Hearing on the item and forwarded CPAM 2007-0003 and ZOAM 2007-0005 to the Board with a recommendation of approval (Attachment 6).

ANALYSIS

The Plan envisions the Transition Policy Area to serve as a visual and spatial transition between the Rural Policy Area to the west and the Suburban Policy Area to the east. The primary development options within the Transition Policy Area are Villages and Residential Clusters with natural open space as the predominant visual element. The previous Commission's July 9, 2007 Intent to Amend the Revised General Plan and Zoning Ordinance and recommendations applied to the entire Transition Policy Area while the proposed amendments to the Zoning Ordinance only made changes to the cluster requirements for the TR-10 Zoning District, Section 5-701 (Regulations for Optional Development Types). Given the Board's direction to focus on the two subareas and the TR-10 Zoning District only and the request to consider a conventional 10 acre lot option, staff has outlined options for the Commission's consideration and asks for further guidance on how to proceed.

Option 1

Proceed under the original Planning Commission approach/recommendation amending the Plan to remove the requirement for cluster development within the Transition Policy Area and amend the Zoning Ordinance cluster regulations (Section 5-701) as set forth in the July 9, 2007 Resolution of Intent to Amend (Planning Commission October 15, 2007 amendments). The Plan amendment would apply to the entire Transition Policy Area (approximately 23,000 acres). The amendments to the Zoning Ordinance would apply only to the cluster regulations for the TR-10 Zoning District and would permit the lots to be located anywhere on the subject property provided that 70% of the site was retained as open space. Such open space must meet the requirements and standards of Section 5-701.

Under this option, the Plan and the Zoning Ordinance would not be consistent. The amendments to the Plan recommended by the previous Planning Commission would apply to the entire Transition Policy Area while the amendments to the Zoning Ordinance would apply to the cluster regulations for the TR-10 Zoning District only. The amendments to the Zoning Ordinance as drafted by the previous Planning Commission would require lots that are less than five acres to be clustered, but would allow the location of lots greater than five acres anywhere on the site outside of the open space portion of the site, provided the criteria in Section 5-701(C)(3)(c) are met. These include siting lots and buildings so as to reduce the visibility of lots from public rights-of-way, below ridgelines or treelines, and maximizing the contiguity of open space features. This option will essentially allow individual lots to be scattered haphazardly

over the site with no assurance for contiguous open space; however, it would not allow for a conventional 10-acre lot subdivision as 70% of the site would still need to be retained as open space.

This option would not require a revised Intent to Amend; however, the intent expressed by the Board to permit conventional lots as an additional development option within only the two subareas and the TR-10 Zoning District would not be accomplished. If the Commission recommends proceeding with this option, staff would also recommend assessing the impacts associated with the removal of the cluster requirement from the Upper Broad Run, Upper Foley, Lower Foley, and Lower Bull Run Subareas. The inconsistency between the Revised General Plan and the Zoning Ordinance under this option would set a precedent that may have broader implications.

Option 2

Amend the Plan and the Zoning Ordinance to remove the requirement for cluster development and 70% open space within the Lower Sycolin and Middle Goose Subareas, while retaining it as an option, and include conventional lot standards within the TR-10 Zoning District (Section 2-1400). The proposed amendments would apply to the entire Lower Sycolin (approximately 4,025 acres) and Middle Goose (approximately 3,330 acres) Subareas.

This option would remove the requirement to cluster residential development, while leaving clustering as an option and include optional conventional lot standards within the TR-10 Zoning District. The TR-10 Zoning District would also need to be amended to reconcile the 70% open space requirement, as the County does not have the ability to mandate open space located within individual lot boundaries. Since the Revised General Plan calls for cluster development with a minimum of 70% open space predominantly left in its natural state, amendments to the Plan regarding design and open space would also need to be considered.

This option would provide development flexibility for landowners within the Lower Sycolin and Middle Goose Subareas. However, if this option is chosen there would be no incentive to cluster lots. Cluster development not only facilitates a visual transition between the Rural Policy Area and the Suburban Policy Area, but also allows for the protection of environmental resources opposed to larger lots, which do not facilitate a visual transition nor are as effective in protecting environmental resources. Larger lots spread out over a site typically result in little to no community interaction as the public realm is reduced to a system of roads. These types of communities lack informal places where residents can congregate. As a result, residents will rely on their cars more to bring them into contact with other people, such as visiting a next door neighbor.

While this option most clearly addresses the Board's request to narrowly consider removing the requirement to cluster lots within the Lower Sycolin and Middle Goose Subareas, procedurally, a revised Resolution of Intent to Amend would be needed. Substantively and from a policy perspective, the outcome of this option will likely not achieve the intent of the Transition Policy Area, but rather more closely resemble the

development pattern envisioned for the Rural Policy Area. As such, changes to the Plan and/or the Zoning Ordinance that capture these objectives should be investigated.

Option 3

Retain the requirement for residential clusters within the Lower Sycolin and Middle Goose Subareas of the Transition Policy Area and the TR-10 Zoning District.

The existing regulations for the TR-10 Zoning District are flexible with regards to the development of the site. There are no minimum or maximum lot sizes required and there is flexibility with regards to the clustering of lots if certain criteria are met (i.e., greater amounts of contiguous open space or less denigration of features within an environmental overlay district). The property owner within the Lower Sycolin Subarea who originally raised this issue during the Zoning Ordinance Annual Review may have more development options than previously thought.

Requiring cluster development within the Transition Policy Area facilitates the visual transition between the Rural Policy Area and the Suburban Policy Area by establishing an opportunity for a "greenbelt" or buffer adjacent to the Rural Policy Area. It also allows for the protection of environmental resources as it is easier to preserve the sensitive environmental resources found within the Lower Sycolin and Middle Goose Subareas when they are located within a mass of contiguous open space as opposed to within individual lot boundaries. The Lower Sycolin and Middle Goose Subareas drain into the Goose Creek posing significant risks to the water quality of the Goose Creek, and the Goose Creek and Beaverdam reservoirs. Clustering development away from these areas allows for protection of the drinking water reservoir by creating the 300-foot no-build buffer and the 1000-foot voluntary open space called for in the Revised General Plan along the Goose Creek and the Goose Creek and the Beaverdam reservoirs. In addition, the Lower Sycolin and Middle Goose Subareas contain high concentrations of diabase soils. Diabase soils are characterized by shrink-swell clays with little to no infiltration. In addition, rare plant species of concern to the Department of Conservation and Recreation (DCR) generally occur in grassy, semi-open diabase glades or prairie-like plant communities. Clustering will allow development to be located on more suitable soils, allowing for the protection of potential rare plant species.

Cluster development also maximizes infrastructure capacity and efficiency in consumption of land. Public service delivery can be difficult for conventional large lot development and location of services will need to be scattered to serve the broad area of residents. This is generally accepted for rural, agriculturally oriented locations, but not desirable if the area is predominantly residential. Cluster development can reduce the amount of runoff by limiting the amount of impervious surface required while also lowering infrastructure costs for developers by reducing the lengths of roads and utilities.

This option retains the key concept of the Transition Policy Area in terms of requiring cluster development. Zoning flexibility currently exists in terms of providing for a variety of lot sizes.

RECOMMENDATION

Staff recommends retaining the requirement for residential clusters within the Lower Sycolin and Middle Goose Subareas of the Transition Policy Area and the TR-10 Zoning District (Option 3). The existing regulations already provide flexibility with regard to development of a site. Retaining the existing policies and regulations will facilitate the visual transition between the Rural Policy Area and the Suburban Policy Area while also protecting the sensitive environmental resources located within these two subareas.

If the Commission recommends proceeding with either options 1 or 2 additional analysis will be advisable to assess the impacts associated with the amendment. If Option 2 is chosen a revised Intent to Amend will also be necessary. A possible scope and schedule has been provided as Attachment 7.

SUGGESTED MOTIONS:

1. I move that the Planning Commission forward CPAM 2007-0003, Cluster Development in Transition Policy Area & ZOAM 2007-0005, Removal of Requirement to Cluster Residential Development in the TR-10 Zoning District to the Board of Supervisors with a recommendation to take no action (Option 3).

OR

2. I move that the Planning Commission direct staff to review the amendments to the Revised General Plan and Zoning Ordinance as contained in the October 15, 2007 Planning Commission Draft (Option 1).

OR

3. I move that the Planning Commission direct staff to review and recommend amendments to the Revised General Plan and Zoning Ordinance under Option 2 and revise the Resolution of Intent to Amend.

OR

4. I move an alternate motion.

Attachment 1: Board of Supervisors January 15, 2008 Business Meeting, Copy Teste

Attachment 2: Map of Transition Area Policy Areas, Revised General Plan

Attachment 3: Transition Area Policies, Revised General Plan

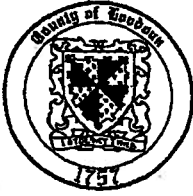
Attachment 4: TR-10 Zoning District, Revised 1993 Zoning Ordinance

Attachment 5: Intent to Amend the Revised General Plan and Zoning Ordinance, as adopted by the Planning Commission on July 9, 2007

Attachment 6: Planning Commission Public Hearing Item, October 15, 2007

Attachment 7: Scope/Schedule

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Loudoun County, Virginia

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Office of the County Administrator

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Telephone (703) 777-0200 • Fax (703) 777-0325

At a business meeting of the Board of Supervisors of Loudoun County, Virginia, held in the County Government Center, Board of Supervisors' Meeting Room, 1 Harrison St., S.E., Leesburg, Virginia, on Tuesday, January 15, 2008 at 9:00 a.m.

IN RE: CPAM 2007-0003, CLUSTER DEVELOPMENT IN TRANSITION POLICY
AREA; ZOAM 2007-0005, REMOVAL OF REQUIREMENT TO CLUSTER
RESIDENTIAL DEVELOPMENT IN THE TR-10 ZONING DISTRICT

Mrs. Kurtz moved that the Board of Supervisors send CPAM 2007-0003, Cluster Development in Transition Policy Area, and ZOAM 2007-0005, Removal of Requirement to Cluster Residential Development in the TR-10 Zoning District, back to the Planning Commission for further review and that staff resources be dedicated to the analysis of the amendments.

Seconded by Mr. Miller.

Voting on the Motion: Supervisors Buckley, Burk, Burton, Delgaudio, Kurtz, McGimsey, Miller, Waters, and York - Yes; None - No.

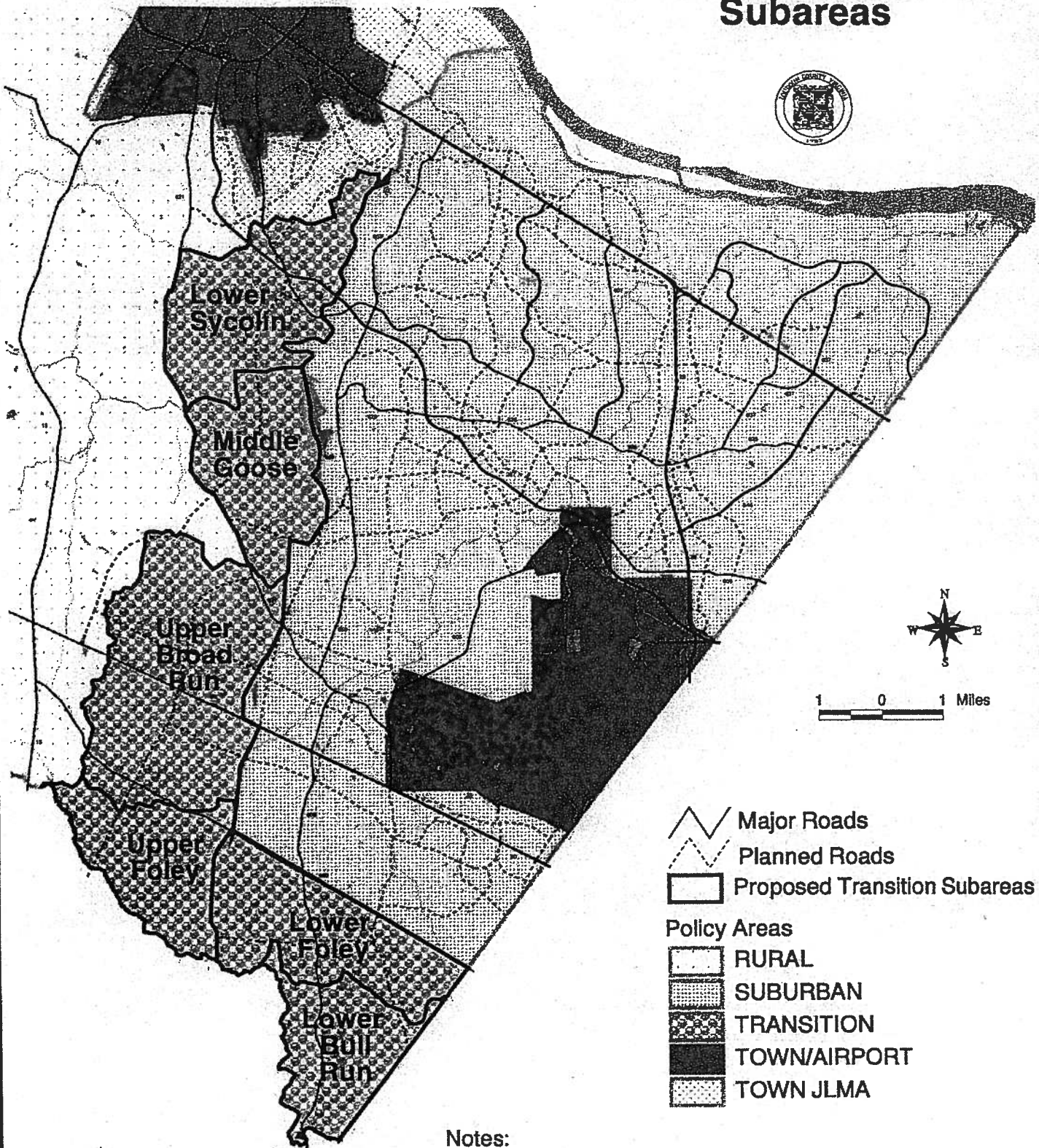
A COPY TESTE:

DEPUTY CLERK FOR THE LOUDOUN
COUNTY BOARD OF SUPERVISORS

(4) CPAM 2007-0003 Cluster Development in Transition Policy Area; ZOAM 2007-0005 Removal of Requirement to cluster residential in the TR-10 Zoning District

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Transition Policy Area Subareas



Notes:

This map was created for the Loudoun County Comprehensive Plan Review (CPRV 2000-0001). Data are subject to change.

Source: Loudoun County Planning Department

ATTACHMENT 2

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Chapter 8

Transition Policy Area

The Transition Policy Area is envisioned as a distinct planning area to serve as a visual and spatial transition between the Suburban Policy Area to the east and the Rural Policy Area to the west. It is envisioned that the Transition Policy Area will afford some unique development opportunities within Loudoun County at intensities greater than those typically permitted in the Rural Policy Area. New development designs within the policy area will incorporate both suburban and rural features.

General Characteristics

The Transition Policy Area extends over an area of 22,813 acres, constituting approximately 6.8 percent of Loudoun County's total area of 333,558 acres. The policy area is comprised of six distinct subareas: Lower Sycolin, Middle Goose, Upper Broad Run, Upper Foley, Lower Foley, and Lower Bull Run. These subareas extend in an L-shaped configuration along the western and southern boundaries of the Suburban Policy Area and serve as a separation between the Suburban and Rural Policy Areas. (Refer to Transition Policy Area Subareas Map, pg. 8-3)

The western edge of the Transition Policy Area starts below Route 7 and extends along the Leesburg Joint Land Management Area (JLMA) boundary, Sycolin Creek, Evergreen Mills Road and the western boundary of the Broad Run watershed to the Prince William County line. The eastern edge of the Transition Policy Area extends along Goose Creek, the Goose Creek and Beaverdam reservoirs, the 65 Ldn Airport Noise Contours, the planned alignment for Route 659 Relocated to Route 620/Braddock Road. The boundaries along the southern segments of the Transition Policy Area are comprised of Route 620/Braddock Road to the north, the Fairfax County line to the east and the Prince William County line to the south.

Each of the six subareas in the Transition Policy Area has different characteristics. Much of the Transition Policy Area exists with a rural, low-density residential and agricultural character. Existing businesses in the Transition Policy Area include the Bull Run quarry, the Luck Stone Quarry and a limited number of nurseries, private schools and institutions, commercial stables, kennels and veterinary services. Some Planned Development-Housing (PD-H) Districts were previously approved that are partially within the Transition Policy Area. The approved, but unbuilt, developments include parts of Brambleton, Kirkpatrick Farm and Broadlands.

In the Transition Policy Area, there is the potential for 13,190 additional housing units, including 1,631 units in the pipeline. It is anticipated that by the end of the twenty-year planning period, 10,153 housing units may have been absorbed, and a total of 10,681 housing units may exist. At that time, the Transition Policy Area is projected to have a population of 30,525 persons.

Land Use Pattern

The Transition Policy Area is a permanently defined policy area to provide a visual and spatial transition between the suburban development in the eastern part of the County and rural development in the west.

The County envisions that land uses in the Transition Policy Area will achieve a visual and spatial transition between the Suburban and Rural Policy Areas. The Transition Policy Area will develop as a unique planning area, incorporating an innovative blend of rural and suburban development features. The Transition Policy Area will achieve a balance between the built and natural environments. All development within the Policy Area will be clustered with 50 to 70 percent open space and the full implementation of the Green Infrastructure policies.

The Plan reaffirms an Urban Growth Boundary (UGB) beyond which central sewer and water is not allowed. Beginning in the north, the UGB follows the Suburban Policy Area boundary to the point where it meets the Transition Policy Area. The UGB then follows the western edge of the Transition Policy Area to meet the Prince William County line in the south. As such, central water and sewer lines are permitted in the Transition Policy Area. Natural open spaces will be the predominant visual element and create a contiguous network of green spaces consistent with the Countywide Green Infrastructure objectives.

Land uses within the Transition Policy Area will incorporate varying densities and development patterns in response to surrounding development patterns, cultural resources and environmental constraints. Higher density mixed-use villages will develop along with residential clusters at varying densities and large-lot, low-density residential development. The Plan envisions that these mixed-use villages will foster communities with a sense of place and community identity, supporting an integrated mix of residential and non-residential uses, organized around community cores. Specific location criteria will guide the development of these communities within the Transition Policy Area. The Plan also calls for the development of an area plan to solidify the development scheme and continuity in the area.

The non-residential component of the Transition Policy Area will be comprised of uses that represent an appropriate transition from suburban to rural land uses, such as golf courses, active recreation uses, kennels, nurseries and similar commercial uses, public and private schools and other compatible institutional uses. These uses will serve to promote a rural character while serving both rural and suburban populations. The active quarries located at the southern and northern ends of the Transition Policy Area will continue to be protected from encroaching residential development. New non-residential uses that support residential development, such as schools, churches, small scale commercial retail and home business occupations/local offices will be organized within the community cores of villages at appropriate scales. Other commercial and institutional uses will be considered in this area if they are compatible with the overall land use pattern.

General Policies

1. The County will protect the drinking water resources of the Occoquan, Beaverdam, and Goose Creek Reservoirs by limiting density in the Lower Bull Run, Middle Goose, and Lower Sycolin subareas.
2. The County's vision for the Transition Policy Area is for land uses that provide a visual and spatial transition between the suburban development in the east and rural development in the west. The Transition Policy Area will be developed as a unique and innovative blend of rural and suburban development features that fully integrate the elements of the Green Infrastructure, and establish natural open spaces as a predominant visual element and enhancement to the area's river and stream corridors.

3. Central utilities may be extended to the all subareas of the Transition Policy Area.
4. New developments proposed within the Lower Foley and Lower Bull Run subareas of the Transition Policy Area will be required to connect to central water and wastewater utility lines.
5. New developments proposed within the Landfill Water Service District will be required to connect to central water services. (See LCSA Water and Sewer Lines Map, pg. 2-17)
6. Where LCSA and the County determine that the extension of central water lines to a site cannot be engineered, is not economically feasible and/or has adverse impacts on the environment, the County promotes the use of communal water systems to protect groundwater quality by reducing the number of wells.
7. The County will continue to protect the extractive industry (Bull Run and Luck Stone quarries) through a quarry zoning overlay district.
8. To protect the historic character, surrounding landscape and cultural importance of Evergreen Mills Road, as part of the "Old Carolina Road", the County will seek its designation as a Historic Roadway District as provided for in the Zoning Ordinance and in coordination with the long-term transportation plans of the County.
9. The County will support a compatible road network in the Transition Policy Area based on the ultimate planned densities established. Specific locations in the Transition Policy Area that maintain a low density and rural character will have ultimate roadways matched for appropriate capacities and road section type.
10. The County will discourage the use of individual wells and septic systems and drainfields to serve new developments in the Transition Policy Area. These individual systems may be considered only where the proposed development densities, scale of development and location of public utility systems, makes the extension of central utilities or connection to an adjoining communal system economically infeasible.

A. Community Design

The Transition Policy Area seeks to create unique residential communities using conservation design techniques that fully implement Green Infrastructure policies and preserve substantial amounts of open space. The open space and Green Infrastructure elements provided in developments will link developments together and promote a transition in land development intensity between the Suburban and Rural Policy Areas. The primary development options offered in the Transition Policy Area include Villages and Residential Clusters.

Villages are envisioned as mixed-use communities with residential and non-residential uses integrated to create pedestrian friendly self-sustaining developments and are intended to support a mix of housing types and range of housing prices. Rural Villages with up to 300 residential units, as prescribed in the 1993 Zoning Ordinance, are envisioned for the Lower Sycolin, Middle Goose Creek and Lower Bull Run subareas given their strong relationship to the Rural Policy Area and rural areas of the adjacent jurisdictions of Prince William and Fairfax. Countryside Villages that are more likely to evolve into new towns and that are more compatible with the suburban pattern are envisioned for the Lower Foley subarea. Non-residential uses will consist primarily of civic and institutional uses, small commercial and retail services and home businesses or local offices organized around a compact community core to serve an individual community or a combination of Villages.

Countryside Villages will be permitted on central utilities in the Lower Foley subarea and Rural Villages will be permitted on central utilities in the Lower Bull Run, Lower Sycolin and Middle Goose subareas.

The densities and open space requirements associated with Villages and Residential Clusters are directly related to specific subareas. The desired density and development pattern for each subarea is provided below.

1. Lower Sycolin and Middle Goose Subareas

The County envisions that the Lower Sycolin and Middle Goose subareas in the northern portion of the Transition Policy Area will have a base density of one dwelling unit per ten acres in a clustered development pattern. Clusters will be smaller developments supporting between 5 to 25 units, predominantly single-family residential units in individual hamlets. Rezoning to Rural Villages with incorporation of the design criteria for Rural Villages contained in the 1993 Zoning Ordinance at one dwelling unit per three acres will be permitted when 70 percent of the site is maintained as open space. The County envisions that these two subareas will have a more rural character, with lower densities and higher open space requirements than that in the other subareas, to facilitate a transition to the Rural Policy Area. Open spaces will be the dominant visual feature of the landscape.

All new developments within the Landfill Water Service Area District in the Lower Sycolin subarea will be required to be served by central water lines. Central and communal water and wastewater systems are preferred over individual utility systems in all other areas of the Lower Sycolin and Middle Goose subareas. Wastewater systems proposing subsurface or surface discharge will be discouraged in these subareas, given their proximity to the Goose Creek and Beaverdam reservoirs. Alternate sewage disposal systems that ensure a high level of treatment and offer efficiencies in cost, operation and maintenance will be encouraged.

Luck Stone Quarry, located within the Lower Sycolin subarea, will continue to be protected from encroaching residential development. Also, the creation of a buffer and voluntary open space area that is consistent with the RSCOD policies is a priority in this subarea.

2. Lower Foley Subarea

It would be most appropriate if the Lower Foley subarea developed with Countryside Villages on central utilities, at densities of up to two dwelling units per acre. However, development in a clustered pattern at existing zoning of one dwelling unit per three acres or one unit per acre would also be appropriate and reasonable. The variation in parcel sizes and base densities within this subarea provides opportunities for an innovative blend of development patterns. Further, as a potential receiving area for density transfer from the Lower Bull Run subarea, densities in the Countryside Villages could be up to three dwelling units per acre. A 300-foot buffer is required from the Bull Run to provide additional protection to the Occoquan watershed and reservoir.

3. Upper Broad Run and Upper Foley Subareas

Development in a clustered pattern at the existing zoning of one dwelling unit per three acres or one unit per acre is reasonable and appropriate. The variation in parcel sizes and base densities within these subareas provides opportunities for an innovative blend of development patterns. Central and communal water and wastewater systems are preferred over individual utility systems. Alternate sewage disposal systems that ensure a high level of treatment and offer efficiencies in cost, operation and maintenance will be encouraged.

4. Lower Bull Run Subarea.

Lower density, clustered development on central utilities at up to one dwelling unit per three acres will be encouraged in the Lower Bull Run subarea. Rezoning to Rural Villages with incorporation of the design criteria for Rural Villages contained in the 1993 Zoning Ordinance at one dwelling unit per three acres will be permitted when 70 percent of the site is maintained as open space. The Lower Bull Run subarea is also intended to serve as a sending area for density transfer to the Lower Foley subarea. Under this situation, open space, with priority given to the land located along the Bull Run and the Fairfax County boundary, would be acquired through easement or purchase and further protected in accordance with the Density Transfer Guidelines provided in Chapter Eleven of this Plan. Overall, this will serve to promote development patterns that are sensitive to the environment, the Bull Run and compatible with the lower density areas in the adjacent jurisdictions of Prince William and Fairfax Counties. Further, residential development encroaching upon the active Bull Run Quarry located at the southern end of the Transition Policy Area in the Lower Bull Run subarea will be discouraged. In addition, rezonings at up to one dwelling unit per acre (excluding affordable dwelling units) will be considered for the northern portion of the Lower Bull Run. The northern portion of the Lower Bull Run sub-area is limited to properties lying outside of the quarry Notification Overlay District as mapped prior to April 2004.

Community Design Policies

1. Residential uses within the Transition Policy Area will develop as Rural Villages, Countryside Villages, and Residential Clusters, with base densities and rezoning options related to the conditions of the specific subareas.
2. The County will establish a density of one dwelling unit per ten acres with development clustered on lots up to three acres in the Lower Sycolin and Middle Goose subareas. The County will provide the option to rezone to a Rural Village with a density of one dwelling unit per three acres in accordance with the 1993 Zoning Ordinance. Development will be clustered to maintain a minimum of 70 percent of a site as open space.
3. The County will retain the densities of one dwelling unit per three acres and one dwelling unit per acre as established in the current zoning patterns in the Upper Broad Run, Upper Foley, and Lower Foley and Lower Bull Run subareas.
4. The County will revise the existing regulations in the Zoning Ordinance to require clustered development patterns with a minimum of 50 percent of the site maintained as open space and no minimum lot size to promote housing type diversity.
5. In the Lower Foley subarea, densities up to two dwelling units per acre can be developed in Countryside Villages, with a minimum of 50 percent of the site maintained as open space. With density transfers from the Lower Bull Run subarea, up to three dwelling units per acre may be possible.
6. The Lower Bull Run subarea is planned for one dwelling unit per three acres. The County will provide the option to rezone to a Rural Village with a density of one dwelling unit per three acres in accordance with the 1993 Zoning Ordinance. Development will be clustered to maintain a minimum of 70 percent of a site as open space. Density transfer to the Lower Foley subarea is encouraged in accordance with the Density Transfer Guidelines of this Plan. The County will consider rezonings at up to one dwelling unit per acre (excluding affordable dwelling units) for properties in the northern portion of the Lower Bull Run. The northern portion of the Lower Bull Run sub-area is limited to properties lying outside of the Quarry Notification Overlay District as mapped prior to April 2004.
7. The design guidelines for the Lower Sycolin, Middle Goose and Lower Bull Run subareas will incorporate the design criteria for Rural Villages in the existing 1993 Zoning Ordinance, to foster

developments in the character of Rural Villages.

8. Residential Cluster development in all Transition Policy Area subareas close to the Rural Policy Area will develop as clusters of 5 to 25 units with predominantly single-family detached residential units. The Residential Cluster is intended to draw from the traditional development pattern of Rural Hamlets and facilitate a transition in the scale of residential cluster developments from the Suburban to Rural Policy Areas.
9. Residential Clusters and Villages will be developed with specific design criteria that help to form open space (which may include active and passive recreation) surrounding the residential development. Refer to the Design Guidelines contained in Chapter Eleven.
10. Residential Cluster developments allow landowners to group lots in a traditional rural community pattern while preserving the majority of the land base in open space. A Residential Cluster is the grouping of building units on small lots with the largest part of the site remaining in open land. There is no minimum lot size for the clustered lots. The cluster is both visual and spatial with the dwellings scaled and sited to maintain coherent relationships to each other and the surrounding landscape. The residual open land accounts for the overall lower density of the site.
11. The County may consider a cluster to include the siting of houses in a group using conservation design and not just the siting of lots on a parcel.
12. In locating the open space required in the conservation design of a Residential Cluster, the County will consider the contiguity of the open space area to other designated open space and unique site features and Green Infrastructure implementation.
13. Open space provided within developments will be located to accomplish the following:
 - a. Create and supplement the 300-foot buffer and 200-foot transitional area proposed along the Bull Run in the Upper Foley, Lower Foley and Lower Bull Run subareas, consistent with the RSCOD policies.
 - b. Create and supplement the 300-foot buffer and 1000-foot voluntary open space area proposed along the Goose Creek and the Goose Creek Reservoir and the Beaverdam Reservoir in the Lower Sycolin and Middle Goose subareas, consistent with the RSCOD policies.
 - c. Create a contiguous network of green spaces to supplement the Countywide Green Infrastructure.
14. Adding to the creation of the greenbelts and buffer will be credited to the satisfaction of open space requirements.
15. The County will encourage the development of non-residential uses in the Transition Policy Area that provide a transition from suburban to rural. Such uses may include but are not limited to equestrian centers, golf courses, retail nurseries, boarding schools and kennels, large institutions provided they meet specific criteria that address the nature, scale and intensity of the use, market area and design characteristics.
16. Non-residential uses will serve to define the Transition Policy Area as a unique planning area. The County will allow for a range of uses that are compatible with desired development patterns and the rural landscape and are at intensities not permissible within the Rural Policy Area.
17. Small-scale commercial uses permitted through the home occupation and small business provisions of the Zoning Ordinance are appropriate in the Transition Policy Area.

18. Villages exceeding 100 dwelling units should provide a community core that will serve as the focal point within the development.
19. The community core can vary in scale, design and use depending on the scale of the community it serves. The total area dedicated to the non-residential uses shall not exceed three percent of the area of the proposed development. The following location and design criteria apply.
 - a. A Village Core is intended to create a sense of place and identity for the community.
 - b. A Village Core is intended to be a compact grouping of residential, business, commercial retail and service and civic uses providing convenience goods and services to residents in adjoining neighborhoods.
20. Approval of a request to rezone property to permit Villages shall be contingent on the provision of appropriate civic uses and services, compatibility with existing neighborhoods, and compliance of the proposal with the community design goals and policies of the County.
21. The County will require a variety of housing types and lot sizes in the Villages, such as single-family, multi-family and townhouse units.
22. Civic and institutional uses will constitute the predominant component of the non-residential uses within the Villages. Office and commercial retail uses will be permitted at scales necessary to foster a self-sustaining community. Cores will not develop as destination retail centers.
23. Civic uses that are appropriate within Villages include houses of worship, community centers, elementary schools, government human services offices and facilities such as senior cafés, branch libraries and similar uses. In addition, the following location criteria apply.
 - a. Civic uses should be located at prominent locations within the core such as the end of a street or street intersection.
 - b. Parking, signs, lighting and loading areas must be located and designed to have minimal undesirable impact on surrounding areas and ensure that the standards and environmental impacts on surrounding areas conform to County requirements.
 - c. The scale of civic uses must be compatible with the residential and pedestrian nature of the surrounding village. Large-scale civic or institutional uses requiring more than 15 buildable acres, either individually or in a multipurpose facility, should be located on the periphery of an individual neighborhood or in core areas on roads that can accommodate the anticipated traffic volume.
24. Open space such as natural areas, tot lots, athletic fields, parks and greens should generally be dispersed in Villages so that they are conveniently located to most people. In addition, the following location criteria apply.
 - a. Athletic fields should be located, where practical, along collector roads and should be buffered from adjoining residences, although trails and sidewalks should provide a connection with the neighborhood.
 - b. Greens and other maintained passive parks should serve both a recreational and a design function. They should be located in high-visibility areas or in conjunction with civic uses such as schools, churches or community buildings and neighborhood commercial centers where the green can serve as either a "mall" for the center or as a buffer for adjoining homes.
25. Equestrian facilities and trail networks will be promoted and enhanced within the Transition Policy

Area.

26. The County will protect the Bull Run Quarry in the Lower Bull Run subarea and the Luck Stone Quarry in the Lower Sycolin subarea from incompatible uses by ensuring that encroaching new development does not hinder the quarry operation.
27. The County will develop and implement an area management plan to provide detailed design and land use guidance for planned development in the Transition Policy Area. The area management plan process will involve the area's citizens and business owners in the development of plan policy.

B. Location Criteria for Villages

Location policies will direct development to sites that enhance or augment the County's Green Infrastructure, complement the rural character of existing landscapes, protect environmentally sensitive resources, allow for the provision of infrastructure facilities and remain compatible with surrounding development densities. It would be most appropriate if the locations of villages are coordinated through the policy area planning effort.

Rezoning to achieve the Countryside Village pattern of development served by central water and wastewater utilities are desired in the Lower Foley subarea.

Location Policies

1. Development within Villages should be located on areas of the site that afford the least disruption of natural views of the rural landscape.
2. Villages located within 500 feet of archaeological and historic sites and scenic byways will be reviewed for compatibility with the existing landscape.
3. Villages should be designed so that open spaces surrounding the developments augment or enhance the Green Infrastructure.

Green Infrastructure

The Green Infrastructure Policies outlined in Chapter Five: Green Infrastructure: Environment, Natural and Heritage Resources of the *Revised General Plan* apply in the Transition Policy Area and are a fundamental component of the land use pattern to be developed. Among the existing Green Infrastructure assets in the policy area are the following:

A. Reservoirs, River and Stream Corridors

Three distinct watersheds intersect the Transition Policy Area, namely the Goose Creek, Broad Run and Occoquan watersheds. The dominant physical features of the Transition Policy Area include the streams draining into these three watersheds: Goose Creek, a State Scenic River in the Goose Creek watershed, Broad Run in the Broad Run watershed and Bull Run that flows into the Occoquan watershed. The Goose Creek supports two drinking water reservoirs, the Goose Creek and Beaverdam Reservoirs, while the Bull Run drains into the Occoquan Reservoir that is located between Prince William and Fairfax Counties. These reservoirs are sources of drinking water for Loudoun County, Fairfax County and the City of Fairfax and must be protected.

B. Agricultural Potential

Limited prime agricultural soils are located within the policy area and are generally located along the Route 621/Evergreen Mills Road corridor and the "finger" tributaries of the Broad Run in the Upper Broad Run subarea. The Upper Foley, Lower Foley and Lower Bull Run subareas have poor soils with shrink-swell characteristics that present problems for the construction of building foundations and on-site wastewater systems. There are two Agricultural and Forestal Districts in the Transition Policy Area that together total approximately 800 acres and should be considered part of the Green Infrastructure assets.

C. Cultural and Heritage Resources

While there are no designated Historic Districts in the Transition Policy Area, there are more than 30 surveyed historic structures, including Fleetwood Farm, which is listed on the National Register, the settlement of Lenah, and more than 30 identified archaeological sites, many of which are prehistoric sites located along Goose Creek, Broad Run, Bull Run and their tributaries. In addition there are many abandoned mill sites, such as the site of Evergreen Mills along the Goose Creek. The Arcola Elementary School and a few open space easements are also located in the policy area.

D. Geological Resources

The policy area contains concentrations of diabase rock used for the construction of roads and buildings. The Bull Run quarry is an active quarry located at the southern end of the Transition Policy Area in the Lower Bull Run subarea. The Luck Stone quarry is also an active quarry located at the northern end of the policy area.

Water and Wastewater

The Transition Policy Area has very limited central water and wastewater service. A waterline traverses the area from east to west in the Lower Sycolin subarea to serve a special water service district located adjacent to the County landfill. The Lower Sycolin subarea of the Transition Policy Area contains some properties that are within the Landfill Water Service Area District. New developments within the Landfill Water Service Area District will be required to connect to central water utility lines. (LCSA Water and Sewer Lines Map, pg. 2-17)

At the southern portion of the Transition Policy Area sewer service is being engineered to serve the Kirkpatrick Farms development, which straddles Braddock Road. A pump station will be built to serve the Lower Foley subarea. A pump station located near the intersection of Route 620/ Braddock Road with Ellick Road is currently serving the Ellick area with the South Riding Community which is located in the Suburban Policy Area.

Central utilities may be extended to all subareas.¹ Where the extension of central utilities cannot be engineered, is economically infeasible and/or has adverse impacts on the environment, groundwater quantity and quality will be protected in the Transition Policy Area through water conservation efforts that promote the use of communal systems and limit the number of individual groundwater withdrawals.

Chapter Two provides the detailed water and wastewater policies.

¹ This amends the central utilities boundary shown in the 1993 *Dulles South Area Management Plan* (DSAMP) which was subsequently amended on October 15, 1997, to preclude central sewer and water west of the designated Interim Planning Area Boundary. At that time, staff was directed to make the necessary revisions to the DSAMP to implement the Board's policy decisions that would have, among other things, revised incorrect Figures 4 and 5 of the DSAMP. With the adoption of this Revised General Plan, these revisions are not required.

Water and Wastewater Policies

1. The County promotes the use of central and communal water and wastewater systems to serve residential clusters, Rural Villages and Countryside Villages in the Transition Policy Area. At the time of application, LCSA will evaluate the various alternatives to identify the utility system that best promotes the objectives of the County's Comprehensive Plan.
2. The County will encourage communal water and wastewater systems proposed to serve new developments to combine with existing or approved LCSA-owned communal systems, where the following criteria are met:
 - a. The service areas of the new communal system and the existing or approved communal system are both contained within the Transition Policy Area as defined in the County Comprehensive Plan documents.
 - b. The service area of the new communal system immediately adjoins the service area of existing or approved LCSA-owned communal system(s).
 - c. LCSA determines the inter-connection between the two systems can be engineered, is economically feasible and minimizes impacts on the environment.
3. New developments proposing to combine their communal water and/or wastewater systems with those of adjoining existing or approved developments, shall not rely on the combination to meet their water and wastewater requirements but show that they can be supported through on-site individual and/or communal systems.
4. Inter-connections between established and proposed communal systems shall not be used to facilitate a change in land use or development density that is not in conformance with the County Comprehensive Plan.
5. The County encourages the retrofitting of existing or approved communal water systems within the Transition Policy Area with central utilities to solve the potable water problems or the public health problems of existing developments.
6. The County encourages the retrofitting of existing or approved communal wastewater systems within the Transition Policy Area with central utilities to solve the wastewater problems such as failing drainfields or the public health problems of existing developments.

Transportation

The Transition Policy Area contains many historic roads or segments of roads that were important to Loudoun's transportation network during Colonial times. Portions of Route 621/Evergreen Mills Road and Route 860/Watson Road were part of the Old Carolina Road, perhaps the most well used Colonial north-south right-of-way through the County. Little River Turnpike (now Route 50/James Mosby Highway) and Route 620/Braddock Road also were major historic east-west corridors linking the cities of Winchester and Alexandria.

Portions of arterial and collector roadways that traverse the County are in the Transition Policy Area (see Road Surfaces Suburban and Transition Policy Areas Map pg. 6-13). They include roads that run east to west such as Route 50/James Mosby Highway and the Dulles Greenway. Roads that traverse the policy

area in a north south direction include Route 621/Evergreen Mills Road and Route 659/Belmont Ridge Road. The planned Tri-County Parkway also will move traffic in a north south direction. Other road improvements are planned for Route 621 and Route 659. These planned improvements are described in the appendix of the *Revised Countywide Transportation Plan*, which provides the transportation policy direction for the Transition Policy Area. The construction of these road improvements is prerequisite to the implementation of the land use pattern in the Transition Policy Area. Currently, there are inadequate funds appropriated for such transportation improvements. The developers will be expected to pay for the majority of costs for these improvements.

In order to promote the transition from Suburban Policy Area to Rural Policy Area, the character of the road network in the Transition Policy Area should be designed to promote a visual transition. This may include revised road lanes, rural shoulders instead of curb and gutter, direct driveway access points and increased building setbacks. The *Revised Countywide Transportation Plan* provides specific transportation policy direction for development in the Transition Policy Area.

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DIVISION C – TRANSITION DISTRICT REGULATIONS

Section 2-1400 TR-10 (Transitional Residential - 10)

2-1401 Purpose and Intent. The purpose and intent of the TR-10 district is to:

- (A) Create a visual/spatial transition between the suburban area and the rural area of the County;
- (B) Provide for an environment that is low density in character to facilitate a transition between the suburban area and the rural area of the County;
- (C) Achieve a blend of rural and suburban development;
- (D) Achieve a balance between the built and natural environment;
- (E) Protect drinking water resources; and
- (F) Implement requirements that open space be provided in conjunction with the standards of this Ordinance.

2-1402 Use Regulations. Table 2-1402 summarizes the principal use regulations of the TR-10 district.

- (A) **Organization of Use Table.** Table 2-1402 organizes the uses in the TR-10 district by Use Classifications, Use Categories and Use Types.
 - (1) **Use Classifications.** The Use Classifications are: residential uses; agricultural uses; public and institutional uses; commercial uses; and industrial uses. The Use Classifications provide a systematic basis for assigning present and future land uses into broad general classifications (e.g., residential uses and agricultural uses). The Use Classifications then organize land uses and activities into general “Use Categories” and specific “Use Types” based on common functional, product, or physical characteristics, such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions.
 - (2) **Use Categories.** The Use Categories describe the major sub-groups of the Use Classification, based on common characteristics (e.g., the residential Use Classification is divided into two major Use Categories: Household Living

and Group Living). Principal uses are identified in defining the Use Category. They are principal uses that most closely share the common characteristics that are key to the Use Category.

- (3) **Use Types.** The Use Categories are then divided into specific Use Types. The specific Use Types are included in the respective Use Category. They identify the specific uses that are considered to fall within characteristics identified in the Use Category. For example, single family detached dwellings, multi-family dwellings and town houses are Use Types in the Household Living Use Category.
- (B) **Use Categories and Use Types Defined.** All the Use Categories and Use Types listed in Table 2-1402 are defined in Article VIII (Definitions).
- (C) **Permitted and Special Exception Uses.** A “P” in the column identified “TR-10” indicates that a Use Category or specific Use Type is permitted as a matter of right (as a permitted use) in the TR-10 district, subject to compliance with all applicable standards and regulations in this Ordinance and all other County ordinances. An “S” indicates that a Use Type is allowed in the TR-10 district as a special exception in accordance with the procedures and standards of Section 6-1300. In some instances, and based on the Additional Regulations for Specific Uses (Section 5-600), a Use Type will be permitted as a matter of right under certain conditions, or allowed as a special exception under other conditions. In those instances, it is identified as “P/S.”
- (D) **Reference to General Use Category.** References to “General Use Category” under the Use Type column, means all of the uses in the Use Category are allowed. The Use Categories are defined in Article VIII. Where specific Use Types are listed in the Use Type column, only the listed Use Types in the Use Category are allowed. The Use Types are defined in Article VIII.
- (E) **Additional Regulations for Specific Uses.** References to sections in the final column of Table 2-1402 (Additional Regulations for Specific Uses) indicate that the listed use is subject to use-specific regulations. The numbers provide a cross-reference to the “Additional Regulations for Specific Uses” in Section 5-600. All the Use Categories and Use Types listed in Table 2-1402 are defined in Article VIII (Definitions).

**TABLE 2-1402
TR-10 TRANSITIONAL RESIDENTIAL-10 DISTRICT USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	TR-10	ADDITIONAL REGULATIONS FOR SPECIFIC USES
RESIDENTIAL USES			
Household Living	Accessory dwelling (accessory to single family detached dwelling)	P	Section 5-613
	Caretaker's residence (accessory to single family detached dwelling)	P	
	Dwelling, single-family detached, including manufactured housing	P	Manufacturing housing subject to Section 5-620
	Home occupation (accessory to single family detached dwelling)	P	Section 5-400
	Guest house (accessory to single family detached dwelling)	P	Section 5-612
Group Living	Congregate housing facility	S	
	Continuing care facility	S	
	Convent or monastery	S	Section 5-656
	Orphanage or similar institution	S	
	Tenant dwelling (accessory to agriculture, horticulture or animal husbandry uses)	P/S	Section 5-602
AGRICULTURAL USES			
Agriculture	General Use Category	P	Section 5-626
Horticulture	General Use Category	P	Section 5-626
Animal Husbandry	General Use Category	P	Section 5-626
Agriculture Support and Services Directly Related to On-going Agriculture, Horticulture and	Agricultural processing	S	Section 5-627
	Animal care business	P	Section 5-627
	Custom operators	P	Section 5-627

**TABLE 2-1402
TR-10 TRANSITIONAL RESIDENTIAL-10 DISTRICT USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	TR-10	ADDITIONAL REGULATIONS FOR SPECIFIC USES
Animal Husbandry Activity, On-Site	Direct market business for sale of products produced on-site-including but not limited to PYO (pick-your-own)	P	Section 5-627
	Equestrian facilities	P	Section 5-627
	Equestrian facility, on lots of less than fifty (50) acres, or without frontage on a state maintained road	S	Section 5-627
	Farm co-ops	P	Section 5-627
	Farm based tourism	P	Section 5-628
	Farm markets	P	Section 5-603
	Pet farms	P	Section 5-627
	Nursery, commercial	S	Section 5-605
	Nursery, production	P	Section 5-605
	Nursery, production, without frontage on a state maintained road	S	Section 5-605
	Stables	P	Section 5-627
	Stable, neighborhood on lots less than twenty five (25) acres, or without frontage on a state maintained road	S	Section 5-627
	Virginia farm winery	P	
	Wayside stand	P	Section 5-604
	Wetlands mitigation bank	P	Section 5-627
Agricultural Support and Services Not Directly Associated with On-Site Agricultural	Agricultural research facility	S	Section 5-644
	Animal care businesses	P	Section 5-630
	Central farm distribution hub	S	Section 5-630

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**TABLE 2-1402
TR-10 TRANSITIONAL RESIDENTIAL-10 DISTRICT USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	TR-10	ADDITIONAL REGULATIONS FOR SPECIFIC USES
Activity	Equestrian facility	P	Section 5-630
	Nursery, commercial	S	Section 5-605
	Stable, neighborhood, on lots of 25 acres or more, or frontage on state maintained road	P	Section 5-630
	Stable, private	P	Section 5-630
Animal Services	Animal hospital	S	Section 5-631
	Kennel	P	Section 5-606
	Kennel, Indoor	P	Section 5-606
	Veterinary service	P	
PUBLIC AND INSTITUTIONAL USES			
Aviation	Airport/landing strip	S	Section 5-633
Day Care Facilities	Child care home	P	Section 5-609(A)
	Child or adult day care center	S	Section 5-609(B)
Cultural and Governmental Facilities	Community center, HOA facilities only	P	
	Structures or uses for local government purposes not otherwise listed in the district	S	
Education	Colleges or universities (including dorms)	S	
	School (elementary or middle), for fifteen (15) pupils or less	P	Section 5-655
	School (elementary, middle, or high), for more than 15 pupils	S	
Park and Open Space	Arboretum	P	Section 5-636
	Botanical garden or nature study area	P	Section 5-636

**TABLE 2-1402
TR-10 TRANSITIONAL RESIDENTIAL-10 DISTRICT USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	TR-10	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Cemetery	S	Section 5-637
	Mausoleum	S	Section 5-637
	Crematorium	S	Section 5-637
	Community, neighborhood or regional park, passive recreational uses	P	
	Community, neighborhood or regional park, active recreational uses	S	
Public Safety	Fire and/or rescue station	S	Section 5-638
	Police station or substation	S	Section 5-638
Religious Assembly	Church, synagogue, temple or mosque with seating capacity of 300 or less seats in sanctuary or main activity area	P	Section 5-639
	Church, synagogue, temple or mosque with seating capacity of more than 300 in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, recreational facilities	S	Section 5-639
Utility	Communal sewer system	P	Section 5-621
	Communal water supply system	P	Section 5-621
	Public utility service center and storage yard	S	Section 5-621
	Public utility service center, without outdoor storage	P	Section 5-621
	Recycling drop off collection center, public	P	Section 5-607
	Recycling drop off collection center, private	S	Section 5-607
	Sewage and water treatment plant	S	Section 5-621
	Utility substation, dedicated	S	Section 5-621

**TABLE 2-1402
TR-10 TRANSITIONAL RESIDENTIAL-10 DISTRICT USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	TR-10	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Utility substation, distribution	S	Section 5-616 and 5-621
	Utility substation, transmission	S	Section 5-616 and 5-621
	Utility transmission line, overhead (excluding connections of lines from public utility transmission lines to individual development sites)	S	Unless exempted by Section 1-103(D)
	Utility transmission line, underground	P	
	Water storage tank	S	Section 5-621
	Sewer and water pumping station	P	Section 5-621
COMMERCIAL USES			
Conference and Training Centers	Conference and training centers	S	Section 5-640
	Rural agricultural corporate retreat	S	Section 5-619
	Rural Resort	S	Section 5-601(D)
	Rural Retreat	S	Section 5-601(D)
Recreation and Entertainment	Camp, day and boarding, with 30 or fewer campers	P	Section 5-645
	Camp, day and boarding, with more than 30 campers	S	Section 5-645
	Campground	S	Section 5-646
	Eco-tourism	P	Section 5-647
	Golf course	S	Section 5-648
	Private club or lodge	S	
	Recreation establishment, outdoor	S	
	Rural recreation establishment, outdoor	P	

**TABLE 2-1402
TR-10 TRANSITIONAL RESIDENTIAL-10 DISTRICT USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	TR-10	ADDITIONAL REGULATIONS FOR SPECIFIC USES
Retail Sales and Service	Antique shop	S	Section 5-650
	Art gallery or art studio	S	Section 5-650
	Craft shop	S	Section 5-650
	Farm machinery sales and service	S	Section 5-615
	Mill, feed and farm supply center	S	
	Small business	P/S	Section 5-614
	Studio space – artist, craftsperson, writer, etc.	P	Section 5-650
Visitor Accommodation	Bed and breakfast homestay	P/S	Section 5-601(A)
	Bed and breakfast inn	S	Section 5-601(B)
	Country inn	S	Section 5-601(C)
INDUSTRIAL USES			
Telecommunication Facilities	Radio and/or television tower	S	Section 5-618
	Telecommunications antenna	P	Section 5-618(A)
	Telecommunications monopole	P	Section 5-618(B)(1)
	Telecommunications monopole	S	Section 5-618(B)(2)
	Telecommunication tower	S	Section 5-618(C)(2)
Waste-Related Uses	Vegetative waste management facility	S	(Grant of a special exception does not avoid requirements of Chapter 1080, Codified Ordinances of Loudoun County, or any other applicable law.)
	Yard waste composting facility	S	
	Stockpiling of dirt	S	Section 5-657

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2-1403**Development Standards.**

- (A) **General.** All development in the TR-10 district, unless exempted pursuant to Section 2-1403(B) shall be developed consistent with Section 5-701 (TR Districts Lot Standards) and Section 5-900.
- (B) **Exemptions.** The development of a lot existing on January 7, 2003 is exempted from the standards and requirements of Section 5-701 (TR Districts Lot Standards). The development of such lot shall be subject to the development standards of Table 2-1403(B).

TABLE 2-1403(B): TR-10 BUILDING REQUIREMENTS FOR EXISTING LOTS (Lots Existing Prior to January 7, 2003)	
Minimum Required Yards	Except where a greater setback is required by Section 5-900, no building shall be located within 25 feet of any property line or 35 feet from any other road right-of-way, private access easement, and any prescriptive easement.
Maximum Floor Area Ratio	0.05
Maximum Building Height	Forty (40) feet. No restriction for buildings used exclusively for agriculture, horticulture and animal husbandry.

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PLANNING COMMISSION OF LOUDOUN COUNTY
RESOLUTION OF INTENT TO AMEND THE REVISED GENERAL PLAN
AND ZONING ORDINANCE

July 9, 2007

WHEREAS, the current comprehensive plan (*The Revised General Plan*), was adopted in 2001 and includes, among other planning policies, the designation of a Transition Policy Area, including the Lower Sycolin and Middle Goose Creek subareas, between the Rural and Suburban Policy Areas;

WHEREAS, in 2003, the Board of Supervisors adopted a new comprehensive zoning map that rezoned this portion of the Transition Policy Area to maintain pre-existing residential density while requiring clustered development in this area of the County;

WHEREAS, on April 20, 2004, the Board of Supervisors further amended The Revised General Plan to permit the extension of central water and sewer to better protect public health and safety in developments under existing zoning in this portion of the Transition Policy Area;

WHEREAS, upon receiving proposals from landowners in this portion of the Transition Policy Area for amendments to the County's Zoning Ordinance, the Planning Commission finds it advisable to consider an amendment to the Revised General Plan to broaden the development options within the Transition Policy Area by removing the requirement for clustering as the sole development pattern, while retaining it as an option;

WHEREAS the Planning Commission wishes to initiate an amendment to the Loudoun County Zoning Ordinance in furtherance of the purposes of zoning as set out in § 15.2-2283 of the Code of Virginia and ~~further~~ to further implement the comprehensive plan;

WHEREAS, the Planning Commission wishes to elaborate on the recommendations of the Zoning Ordinance Review Committee with regard to Section 5-701, Transition (TR) Districts Lot Standards, regarding the Transition Residential Zoning Districts; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission states its intention to amend the Loudoun County Revised General Plan and Section 5-701 of the Zoning Ordinance to remove the requirement for clustering as the sole development option in the Transition Policy Area and the TR Zoning Districts, while retaining it as an option; and

BE IT FURTHER RESOLVED that these amendments are in furtherance of the public necessity, convenience, general welfare, and good planning and zoning practice; and that the proposed amendments on these matters be brought forward for notice, hearing, Planning Commission recommendation and Board of Supervisors' action.

Approved 8-0-1 (Elgin absent)

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PLANNING COMMISSION OCTOBER 15, 2007 PUBLIC HEARING: NOT REVIEWED BY STAFF

CPAM 2007-0003 – Cluster Development in Transition Policy Area

Chapter 8

Community Design Policies

The text on page 8-5, policy 1 on page 8-5, policy 2 on page 8-6, policy 4 on page 8-6, policy 7 on page 8-6, policy 8 on page 8-6 and paragraph 1.b. on page 11-18.

1. Residential uses within the Transition Policy Area will develop as Rural Villages, Countryside Villages, Residential Clusters, or traditional residential patterns, with base densities and rezoning options related to the conditions of the specific subareas.
2. The County will establish a density of one dwelling unit per ten acres ~~with development clustered on lots up to three acres~~ in the Lower Sycolin and Middle Goose subareas. The County will provide the option to rezone to a Rural Village with a density of one dwelling unit per three acres in accordance with the 1993 Zoning Ordinance. Development ~~will~~ may be clustered to maintain a minimum of 70 percent of a site as open space.
4. The county will revise the existing regulations in the zoning ordinance to ~~require~~ allow clustered development patterns with minimum of 50% of the site maintained as open space and no minimum lot size to promote housing type diversity. Cluster development patterns will not be required for densities of one dwelling unit per 10 acres or greater.
7. The design guidelines for the Lower Sycolin, Middle Goose and Lower Bull Run subareas ~~will~~ may incorporate the design criteria for Rural Villages in the existing 1993 Zoning Ordinance, to foster developments in the character of Rural Villages.
8. Residential Cluster development in all Transition Policy Area subareas close to the Rural Policy Area ~~will~~ may develop as clusters of 5 to 25 units with predominantly single-family detached residential units. The residential Cluster is intended to draw from the traditional pattern of Rural Hamlets and facilitate a transition in the scale of residential cluster developments from the Suburban to Rural Policy Areas. Cluster development patterns will not be required for densities greater than one dwelling unit per 5 acres.

Chapter 11 page 18:

1. Residential Cluster

a. Function

Residential clusters provide for a grouping of residential uses within a portion of the site, leaving the remainder of the site undisturbed as unbuilt open space. The residential clusters proposed in the Transition Policy Area are derived from the concept of Rural Hamlets defined by the 1991 *General Plan* and support primarily residential uses with associated open spaces.

b. Scale

Residential Clusters are typically small in scale supporting anywhere between 5 to 25 residential units. Residential densities range from one dwelling unit per ~~40~~ 5 acres to one dwelling unit per acre depending upon the subarea in which the cluster is located.

c. Land Use Arrangement

All development ~~will~~ may be clustered pursuant to the cluster design guidelines outlined above. There should be no minimum lot size in a cluster, to provide flexibility in design consistent with conservation design techniques. Residential clusters are likely to be predominantly single-family detached residential development. A minimum of 50 percent to 70 percent of an individual parcel or the total development area will be designated as open space. Clusters may include a system of trails and pedestrian networks that connect residential units to the Green Infrastructure and serve to integrate the open spaces in a contiguous network.

ZOAM 2007-0005 to Permit Cluster Residential Development in The TR-10 Zoning District

TABLE 5-701(C)(3)(a): LOT STANDARDS						
District	Lot Grouping	Min. Size Lot	Min. Front Yard	Min. Rear Yard	Min. Side Yard	Max. Building Height
TR-10	Minimum: 5 Maximum: No maximum No clustering required but lots of less than 5 acres must be grouped in accord with Section 5-701(C)(3)(a)(ii).	None	20 feet	25 feet	10 feet	35 feet
TR-3LBR	Minimum: 5; Maximum 25	None	12 feet	25 feet	7 feet	35 feet
TR-3LF, TR-3UBF	Minimum: 5; Maximum 25	None	12 feet	25 feet	7 feet	35 feet
TR-2	Minimum: 5; Maximum 25	None	10 feet	25 feet	5 feet	35 feet
TR-1LF, TR-1UBF	Minimum: 5; Maximum 25	None	10 feet	25 feet	5 feet	35 feet

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CPAM 2007-0003 & ZOAM 2007-0005 Project Scope/Timeline

- February 21, 2008- Meeting with PC to discuss Scope of Work and Options for the amendments. If Option 3 is chosen, the amendments will not be pursued any further. If Option 1 or 2 is chosen, then Staff proposes the following:
- February to March – Research and draft revised language for the proposed CPAM and ZOAM.
- March to April – Draft language out on 30 day referral
- April – Review and revise draft language based on referral comments and internal review.
- End of April – Planning Commission Worksession – review and revise draft language
- Beginning of May – Planning Commission Worksession if needed
- June – Planning Commission Briefing and Public Hearing

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